



RUTHERFORD
NJ TRANSIT STATION
1,369 average daily riders

FITNESS/RETAIL/MEDICAL SPACE

RUTHERFORD, NJ

STATION SQUARE @ 1 ORIENT WAY
@ THE RUTHERFORD CIRCLE -
ADJACENT TO THE TRAIN STATION

SIZE

Suite B 1,512 SF
Suite C&D 4,161 SF

NNN

Taxes	\$4.58 PSF
CAM	\$5.25 PSF
Insurance	\$0.43 PSF

\$10.26 PSF Total

ASKING RENT

Upon Request

CO-TENANTS

The UPS Store, Avis Car Rental, Jag PT & Club Pilates coming soon!

NEIGHBORS

Bank of America, Ace Hardware, 30 Burgers, Yellowtail, Playa Bowls, BJ's, Dumpling Dojo, Kabob on the Cliff, Fiorentini, Sonoma Bistro, Cafe Matisse

SITE ATTRIBUTES

- At Rutherford Train Station
- PARKING:
 - Dedicated surface parking lot
 - Street Parking
- Across from Bus Stop
- 50 Residential Units above
- Walk Score® - 97 "Walker's Paradise"
- Ground floor retail/medical/restaurant space in the heart of downtown
- Densely-Populated & Vibrant Neighborhood
- Convenient Access To Route 17 And Route 3
- Felician College Rutherford - 2,109 Students, 244 Faculty

CONTACT EXCLUSIVE AGENTS

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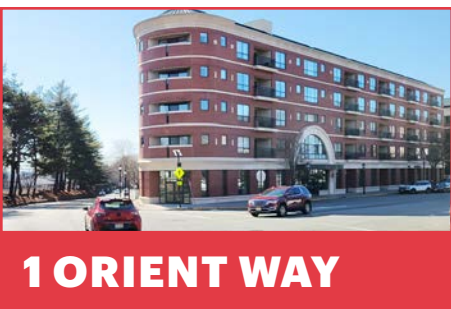
Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

VIBRANT DOWNTOWN RUTHERFORD



CENTRALLY LOCATED IN THE HEART OF DOWNTOWN



PartyCity
BARNES & NOBLE

target

HomeGoods
PET SMART

ALDI
Marshalls
DOLLAR GENERAL

LOWE'S

BJ's

Staples

RUTHERFORD TRAIN STATION
1,369 Daily Ridership

1 ORIENT WAY

ACE Hardware

12,942 VPD

9,926 VPD

7,155 VPD

Delawanna

East Rutherford

RUTHERFORD

Berrys Creek

Bank of America
30 Burgers
Kabob on the cliff
Playa Bowls
Florentini
Paisano's
Rutherford Public Library
Rutherford High School
Rutherford United Methodist Church
Rutherford Bible Chapel
Felician University
Rutherford Montessori School

A Doghouse Grooming
The New Park Tavern
Blarney Station Pub

Yellowtail
Garden State Balle

Dumpling Bistro
Sonoma Bistro

Walgreens

USPS

Top That Donuts

Cafe Matisse

Walmart

USPS

Walmart

Starbucks

Imperial Electro Plating

Starbucks

Jiu-Jitsu Academy

Starbucks

Imperial Electro Plating

Starbucks

Imperial Electro Plating

Starbucks

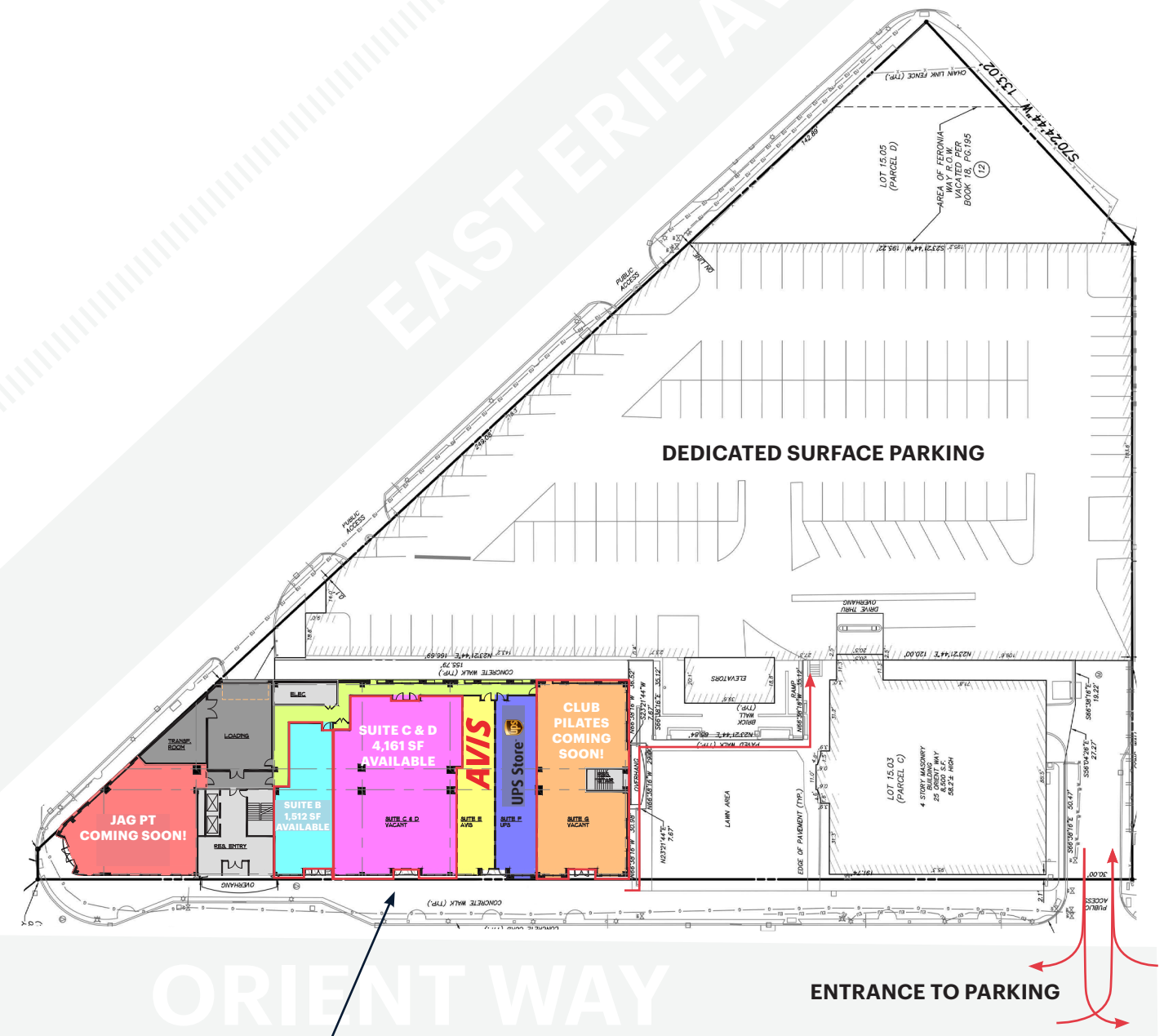
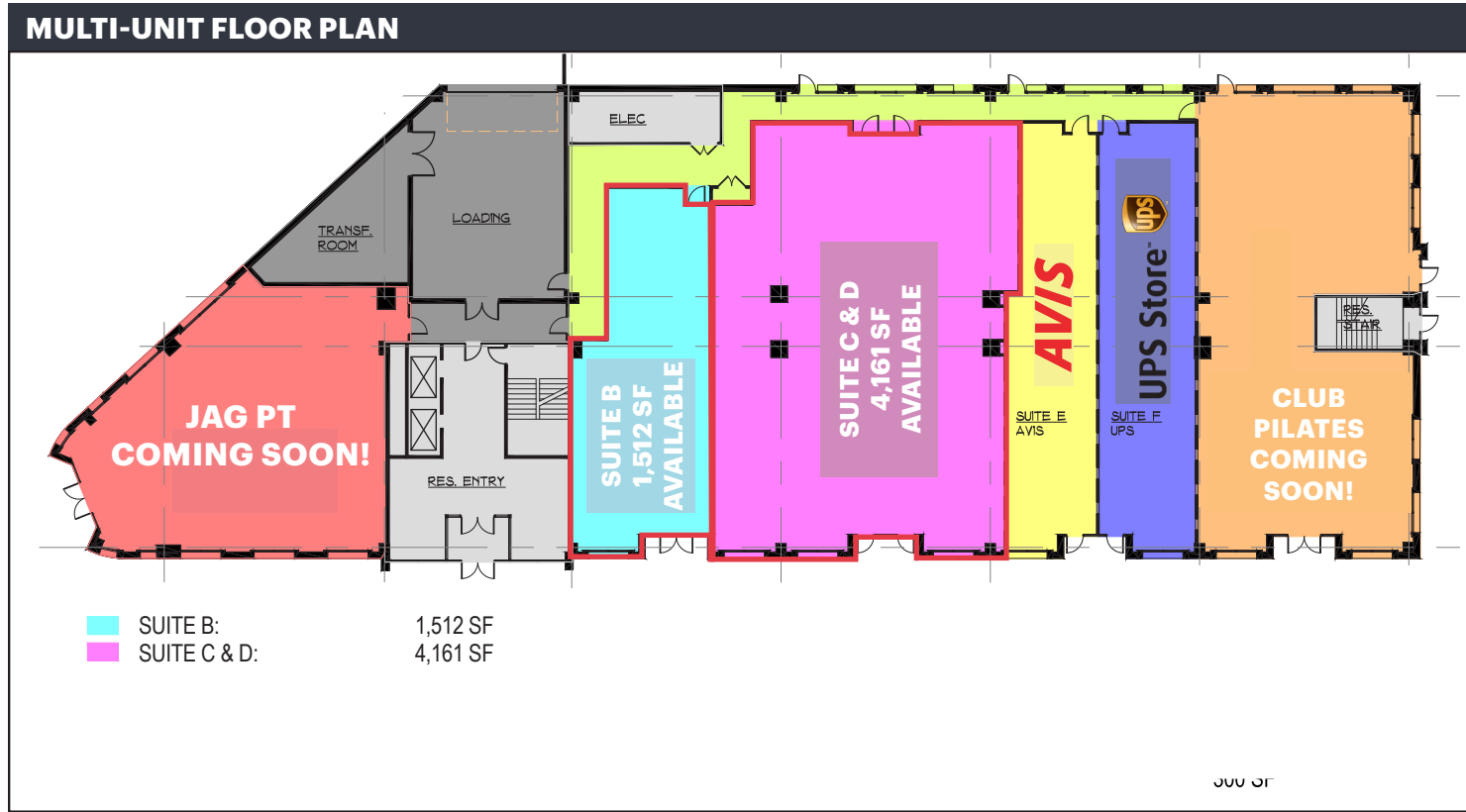
Imperial Electro Plating

Starbucks

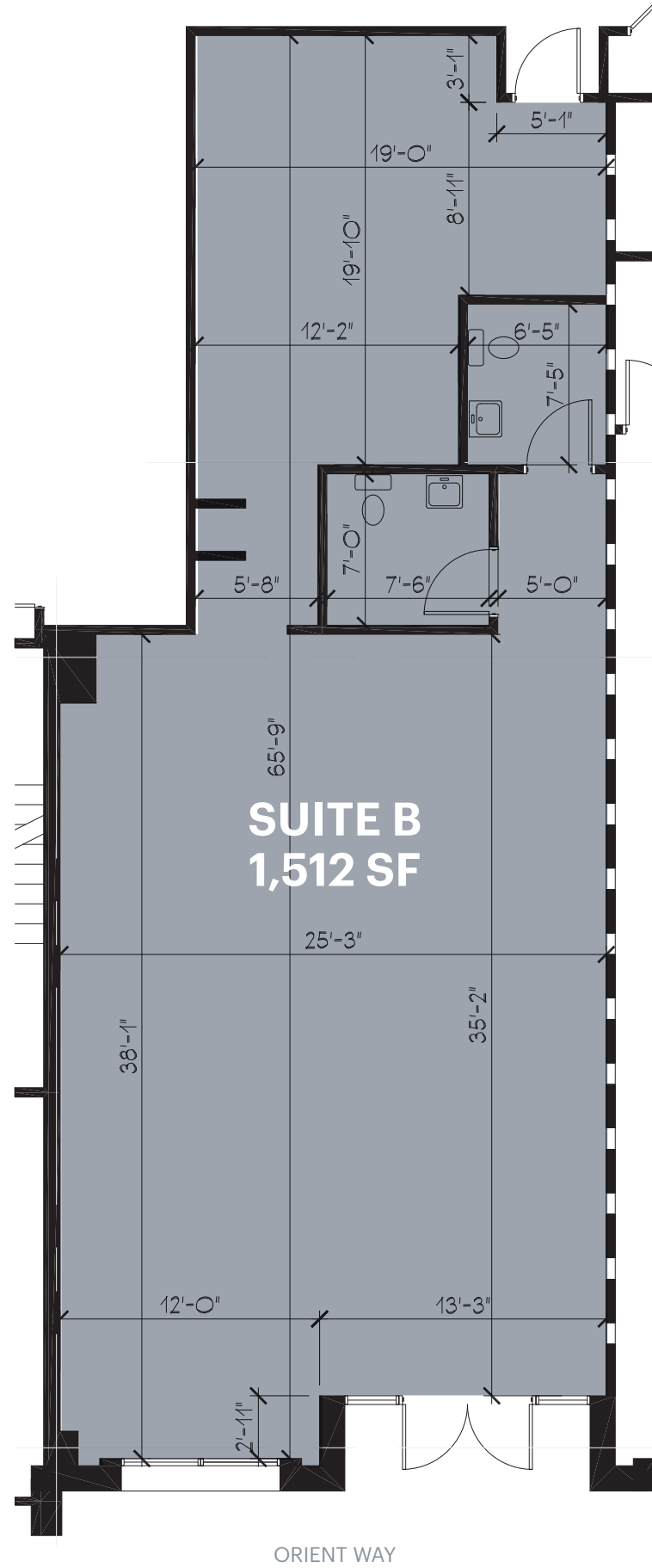
Imperial Electro Plating

FLOOR PLANS

- Ceiling Heights Slab to Slab 15 feet
- Floor Thickness 6"
- Floor Load 100 lbs PSF
- Potential for Outdoor Seating



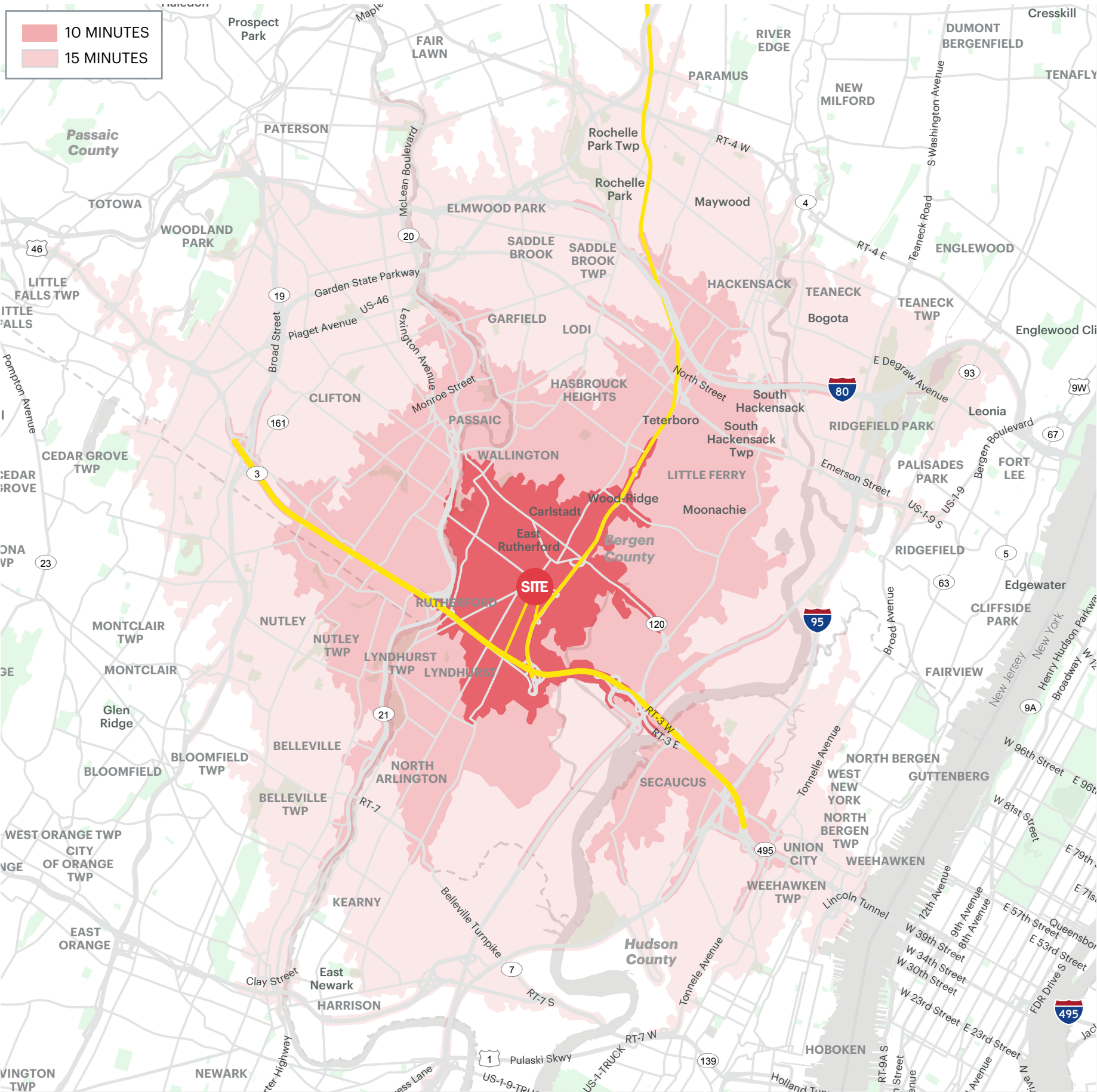
FLOOR PLAN | SUITE B | 1,512 SF



PROMINENT SITE WITH GREAT VISIBILITY!



DENSELY POPULATED WITH HIGH INCOMES!



5 MINUTE DRIVE TIME

POPULATION	TOTAL BUSINESSES
46,310	1,984
HOUSEHOLDS	DAYTIME POPULATION
17,695	42,246
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
41.7	\$133,042
COLLEGE GRADUATES (Bachelor's +)	
16,221 - 47.7%	

10 MINUTE DRIVE TIME

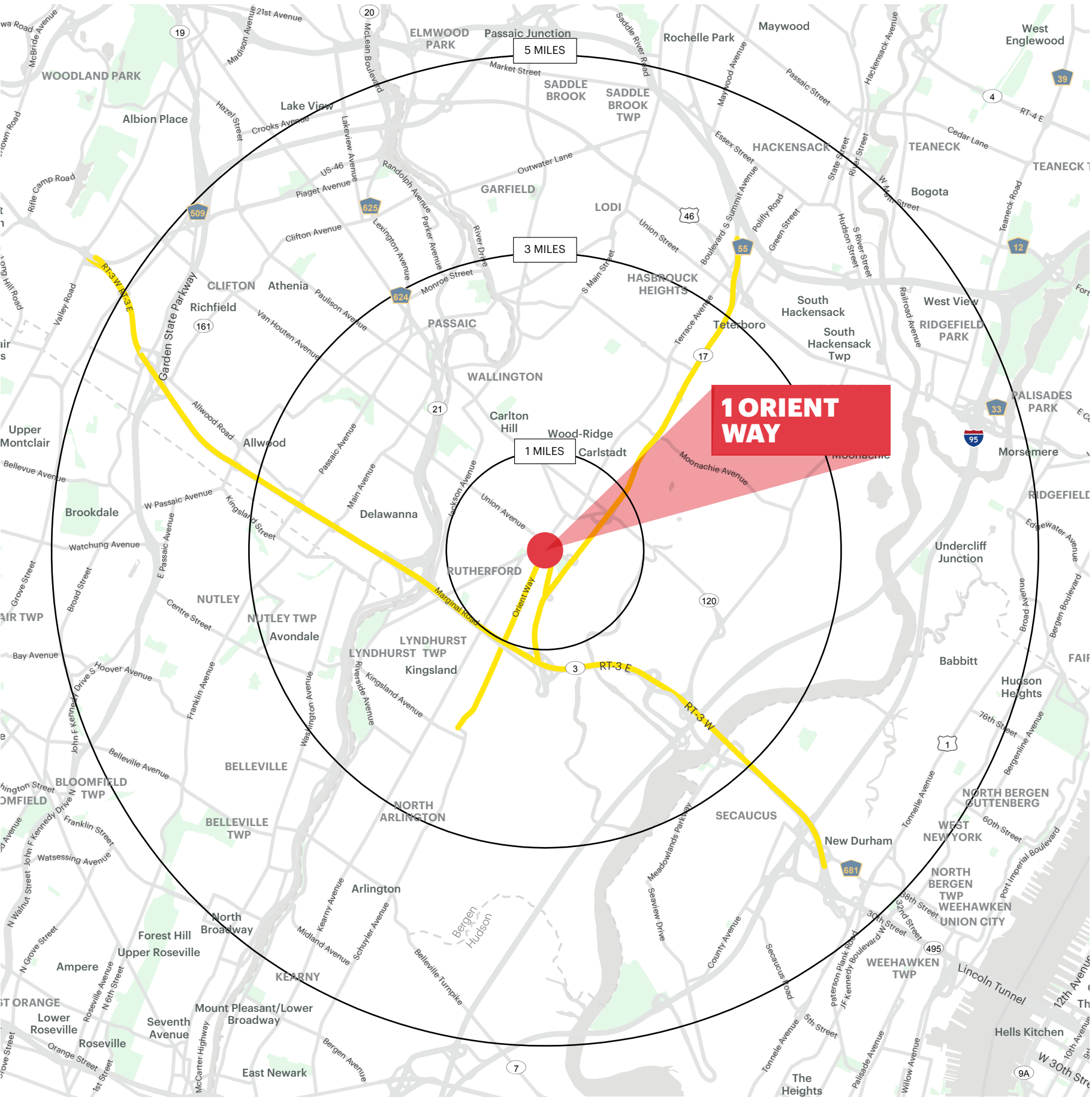
POPULATION	TOTAL BUSINESSES
241,090	10,222
HOUSEHOLDS	DAYTIME POPULATION
88,500	245,893
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
39.0	\$118,979
COLLEGE GRADUATES (Bachelor's +)	
65,530 - 39.0%	

15 MINUTE DRIVE TIME

POPULATION	TOTAL BUSINESSES
772,543	27,833
HOUSEHOLDS	DAYTIME POPULATION
284,131	731,147
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
38.8	\$113,022
COLLEGE GRADUATES (Bachelor's +)	
198,065 - 36.7%	

*2023 estimates

DENSELY POPULATED WITH STRONG INCOMES!



1 MILE RADIUS

POPULATION	24,361
HOUSEHOLDS	9,263
MEDIAN AGE	41.4
COLLEGE GRADUATES (Bachelor's +)	9,284 - 52.8%

TOTAL BUSINESSES	1,265
DAYTIME POPULATION	24,508
AVERAGE HOUSEHOLD INCOME	\$139,662

3 MILE RADIUS

POPULATION	184,990
HOUSEHOLDS	68,068
MEDIAN AGE	38.9
COLLEGE GRADUATES (Bachelor's +)	52,077 - 40.6%

TOTAL BUSINESSES	7,226
DAYTIME POPULATION	173,868
AVERAGE HOUSEHOLD INCOME	\$120,593

5 MILE RADIUS

POPULATION	574,833
HOUSEHOLDS	212,479
MEDIAN AGE	39.1
COLLEGE GRADUATES (Bachelor's +)	147,730 - 36.5%

TOTAL BUSINESSES	20,327
DAYTIME POPULATION	543,549
AVERAGE HOUSEHOLD INCOME	\$113,466

*2023 estimates